

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Lindsay Light II OU13 - Removal Polrep
Initial Removal Polrep

US EPA RECORDS CENTER REGION 5



435677



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject:

**POLREP #1
Initial POLREP
Lindsay Light II OU13
05YT
Chicago, IL
Latitude: 41.8901812 Longitude: -87.6195949**

To:

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Lindy Nelson, U.S. DOI
Adnan Khayyat, IEMA
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Peter Cassell, U.S. EPA
Kimberly Worthington, Chicago Dept. of Fleet & Facility Management
Thomas Baughman, Illinois Department of Public Health

From: Verneta Simon, on-scene coordinator

Date: 9/19/2012

Reporting Period: 7/31/12 - 9/18/12

1. Introduction

1.1 Background

Site Number:	05YT	Contract Number:	
D.O. Number:		Action Memo Date:	6/25/2012
Response Authority:	CERCLA	Response Type:	PRP Oversight
Response Lead:	PRP	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	7/31/2012	Start Date:	7/31/2012
Demob Date:		Completion Date:	
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Development of commercial parking lot.

1.1.2 Site Description

This property is now owned by New Water Park, LLC and most recently used as a parking lot in the Streeterville neighborhood. Prior to New Water Park, LLC, taking ownership, this property was first owned by HBE Corporation (HBE), and then the Fordham Development Company. New Water Park plans to develop the property into a 54-story high-rise building. This property is 1.6 acres in size.

1.1.2.1 Location

455 North Park Drive, Chicago, Illinois

1.1.2.2 Description of Threat

Radioactive thorium contamination is present in subsurface soils at this location. In November 2002, HBE's environmental contractor, STS Consultants, the predecessor environmental company to AECOM, collected thorium as high as 90 picoCuries per gram (pCi/g) from a test pit at the property. AECOM, is also the environmental consultant for New Water Park, LLC, the current property owner.

The Streeterville clean-up criterion, established in the 1990's, is 7.1 pCi/g total Ra (Ra-226 + Ra-228).

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

New Water Park, LLC began to remove the asphalt from the property on or about August 1, 2012. As of August 2, there are at least two distinct areas, one as high as 112,000 counts per minute (cpm) and the other about 480,000 cpm. AECOM's radiation detection instrument is calibrated in cpm to the Streeterville clean-up criterion, which is equivalent to 20,356 cpm. Currently, these areas do not appear to extend into Lindsay Light II/OU7, which is immediately adjacent to Lindsay Light II/OU13.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

2.1.2 Response Actions to Date

AECOM began removing the asphalt on August 1. To date, New Water Park has excavated and staged approximately 238 cubic yards of thorium-contaminated soil.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

U.S. EPA and New Water Park executed an Administrative Settlement Agreement on Consent (ASAOC) that requires New Water Park to excavate and remediate thorium-contaminated soils they encounter above the 7.1 pCi/g clean-up level. New Water Park also agreed to pay U.S. EPA response costs and record an institutional control requiring radiation monitoring of any part of the property that New Water Park did not monitor during this construction work. U.S. EPA executed this ASAOC on April 13, 2012. A copy of the executed ASAOC is posted in the "Documents" section.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
11(e) (2) byproduct	soil		Not available		Not yet available

2.2 Planning Section

2.2.1 Anticipated Activities

U.S. EPA will soon start verification of the areas that AECOM deems remediated.

2.2.1.1 Planned Response Activities

On September 20, U.S. EPA will start verification of the areas that AECOM deems remediated.

2.2.1.2 Next Steps

A notice of completion letter will be issued once U.S. EPA reviews and approves AECOM's final report. According to the terms of the ASAOC, a final report is due within 60 days of completing the removal work.

2.2.2 Issues

New Water Park has a temporary construction easement to stage equipment on Lindsay Light II/OU7, which is immediately adjacent to Lindsay Light II/OU13. Lindsay Light II/OU7 is also under an ASAOC but work has stopped due to the economy. To date, 100 % of the surface of OU7 has been radiologically investigated and about 30% of the subsurface needs to be radiologically investigated. So far, OU7 has resulted in about 36 yards of TCLP lead soils being disposed off-site. In addition, one of the conditions of the construction easement is to not allow New Water Park to stage any contamination on OU7

2.3 Logistics Section

Not applicable

2.4 Finance Section

2.4.1 Narrative

Not Applicable

2.5 Other Command Staff

2.5.1 Safety Officer

Not Applicable

2.5.2 Liaison Officer

Not Applicable

2.5.3 Information Officer

Not Applicable

2.5.4 Community Involvement Coordinator

Mike Joyce is the U.S. EPA Community Involvement Coordinator (CIC).

3. Participating Entities

3.1 Unified Command

Not Applicable

3.2 Cooperating Agencies

4. Personnel On Site

Not applicable.

5. Definition of Terms

OSC - On-Scene Coordinator

U.S. EPA - United States Environmental Protection Agency

6. Additional sources of information

6.1 Internet location of additional information/report

For additional information, please refer to "Documents" on www.epaosc.org/

6.2 Reporting Schedule

No information available at this time

7. Situational Reference Materials

No information available at this time.